



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, December 12, 2023 BZA Meeting

Presented for approval: January 23, 2024

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, December 12, 2023 at Westfield City Hall.

Active Links for this meeting:

[December 12, 2023 BZA Agenda & Exhibits](#)

[December 12, 2023 BZA YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:18](#)

ROLL CALL

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Noble Hatfield, and Dave Schmitz.

BZA Members Present Virtually: None.

BZA Members Absent: None.

City Staff Present: Kevin Todd, Director; Daine Crabtree, Senior Planner; Lauren Gillingham, Senior Planner.

City Staff Present: None

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Fortier motioned to approve the November 14, 2023 Minutes.

Boller seconded. Motion passed. Vote 4-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2312-VS-30 [PUBLIC HEARING]

[YouTube Time: 3:23](#)

15868 Nocturne Drive

Teresa Arqawi by PJE Lawn Care & Landscaping, LLC

The Petitioner requests to encroach eight (8) feet into the twenty (20) foot Minimum Rear Yard setback on 0.33 acres +/- to accommodate a swimming pool and deck in the Davis Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

(Presented by: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA questions / Staff & Petitioner responses.

Public Hearing for 2312-VS-30 opened at 7:11 p.m.

- No public comments.
- Submitted comments.

Public Hearing for 2312-VS-30 closed at 7:14 p.m.

Hatfield motioned to table 2312-VS-30 until the next BZA meeting.

Boller seconded. Motion passed. Vote 4-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

2312-VS-31 [PUBLIC HEARING]

[YouTube Time: 31:31](#)

901 Oak Terrace Road

Gary & Kathleen LaTulip by Gradison Building Corp.

The Petitioner requests a Variance of Development Standard to permit a new home to encroach ten (10) feet into the twenty-two (22) foot Rear Yard Setback on 0.26 acres +/- in the Chatham Hills PUD District.

(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2312-VS-31 opened at 7:37p.m.

- No public comments.
- Submitted comment.

Public Hearing for 2312-VS-31 closed at 7:38 p.m.

BZA questions / Petitioner responses.

Fortier motioned to approve 2312-VS-31 subject to the recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2312-VS-31.

Fortier seconded. Motion passed. Vote 4-0.

2312-VU-13 [PUBLIC HEARING]

[YouTube Time: 39:48](#)

140 East 161st Street

James Meyers

The Petitioner requests a Variance of Use to permit a Construction Trade Office use on 1.65 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2312-VU-13 opened at 7:43 p.m.

- Four public comments.
- Submitted comments.

Public Hearing for 2312-VU-13 closed at 8:02 p.m.

Petitioner responses / BZA responses.

Schmitz motioned to deny 2312-VU-13.

Fortier seconded. Motion passed. Vote 4-0.

Schmitz motioned to table consideration of the Staff's Findings of Fact for the denial of 2312-VU-13.

Boller seconded. Motion passed. Vote 4-0.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items.

REPORTS/COMMENTS:

[YouTube Time: 1:23:24](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Schmitz motioned to adjourn the meeting. Fortier seconded. Motion passed. Vote 4-0.

The meeting adjourned at 8:27 p.m.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

Signature Page for BZA Minutes for December 12, 2023

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director